



REVISED

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 18 - Delaware
Jurisdiction City of Muncie
Allocation Code T18038
Allocation Area Name Consolidated Muncie

Form Prepared By:

Name Rosy Oshry
Unit/Company City of Muncie/O.W. Krohn & Associates, LLP
Telephone Number (317) 867-5888
E-mail Address roshry@owkcpa.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>161,533,322</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>98,441,726</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$259,975,048</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>246,977,676</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u> </u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u> </u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>132,372</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>1,910,000</u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$244,935,304</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.94215</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$152,188,619</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$94,789,057</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>5.0140</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$4,752,723</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>5.0140</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.94215</u>

I, Steven G. Craycraft Auditor, of Delaware County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 10/20/16

Steven G. Craycraft
County Auditor (Signature)

Steven G. Craycraft
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Consolidated Muncie

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

10-20-16
Date (month, day, year)